



THE
A-TEAM

**RE/MAX
FIRST**

1338 KINGS HEIGHTS Way, Airdrie T4A 0E8

MLS®#: **A2158911**

Area: **Kings Heights**

Listing Date: **08/22/24**

List Price: **\$699,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,008 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,074**

Low Sqft:

Ttl Sqft: **2,074**

DOM

27

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`0" x 13`10"
Dining Room	Main	13`8" x 11`2"
Laundry	Upper	7`6" x 7`5"
Bedroom	Upper	11`8" x 9`11"
2pc Bathroom	Main	5`1" x 4`11"
4pc Ensuite bath	Upper	9`7" x 9`6"

Room	Level	Dimensions
Living Room	Main	15`7" x 11`9"
Bonus Room	Upper	17`11" x 12`4"
Bedroom - Primary	Upper	16`4" x 13`0"
Bedroom	Upper	11`8" x 9`11"
3pc Bathroom	Upper	8`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312300

Zoning:
R1-U

Remarks

Pub Rmks:

Welcome to your future home in the charming neighbourhood of Kings Heights! This immaculately cared-for two-storey residence boasts a fresh, like-new feel, having been lightly lived in and meticulously maintained. From the moment you step inside, you'll be greeted by spacious, neutral-toned interiors that effortlessly blend style and comfort. The main floor features a generous living area, perfect for entertaining or relaxing. The generous kitchen with bakers sized island and raised breakfast bar will delight the baker/chef in the family. Upstairs, a large bonus room offers endless possibilities, whether you envision it as a cozy family retreat or a vibrant play area. The dedicated upper-floor laundry adds a touch of convenience to your daily routine. Each of the oversized bedrooms, plus the primary bedroom, is a private haven, complete with walk-in closets, ensuring ample storage and room to breathe. The home's thoughtful design extends outdoors, where you'll enjoy the ease of a double-car garage and abundant street parking. A huge deck with a privacy lattice, low-maintenance landscaping and a firepit conversation area overlooks the community's extensive pathway system. Location is key, and this gem doesn't disappoint. You'll be close to schools, parks, and scenic pathways, with quick access to Highway 2 for stress-free commuting. This home isn't just a place to live—it's a place to thrive. Come see for yourself why this could be your perfect home sweet home!

Inclusions:
Property Listed By:

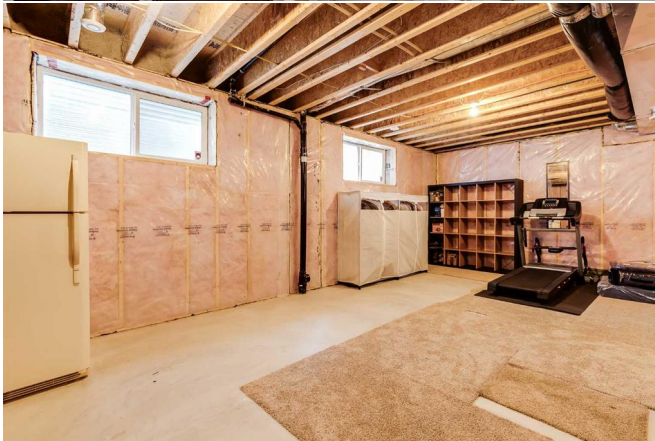
**TV wall mounts (2)
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











TOTAL: 1930 sq. ft.
 FLOOR 1: 769 sq. ft., FLOOR 2: 1161 sq. ft.
 EXCLUDED AREAS: GARAGE: 370 sq. ft., DECK: 284 sq. ft., FIREPLACE: 8 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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